

LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT

for April 13, 2005 PLANNING COMMISSION MEETING

PROJECT #: Annexation #05005, Change of Zone No. 05020, Prairie Village North
Planned Unit Development

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROPOSAL: This is a request for an annexation and a Planned Unit Development for
Prairie Village North. There are two PUD options, of which only one
may be approved.

Option A: 800,000 square feet of commercial
850 dwelling units

Change of Zoning from AG to R-3, R-5, O-3, and B-2

Option B: 525,000 square feet of commercial
1,090 dwelling units

Change of Zoning from AG to R-3, R-5, O-3, and B-2

LOCATION: Generally located on the northeast corner of N. 84th and Adams Street.

LAND AREA: 230 acres, more or less.

CONCLUSION: Option A and Option B are both in conformance with the Comprehensive
Plan, Zoning and Subdivision Ordinances, however, option A is preferred due to a layout
which is more consistent with design principles in the Plan, potential to handle more traffic on
internal streets and better transition of more intensive commercial uses away from existing
church and school and single family homes.

RECOMMENDATION:

Annexation: Conditional approval

Change of Zone/Planned Unit Development: Conditional approval

Waivers:

To allow the coordination of the preliminary plat process Approval

To delay the submittal of detailed grading, paving profiles, storm water detention,
storm sewer calculations, lot layout and street curve data Approval

To allow sanitary sewer to flow opposite street grades Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION: See attached.

EXISTING ZONING: AG, Agricultural.

EXISTING LAND USE: Acreage, undeveloped.

SURROUNDING LAND USE AND ZONING:

North:	Lancaster Event Center	P
South:	Residential, undeveloped	AG, R-3
East:	Undeveloped	AG
West:	Cemetery	P

ASSOCIATED APPLICATIONS: Comprehensive Plan Amendment #05012

COMPREHENSIVE PLAN SPECIFICATIONS: The ANNEXATION POLICY is found on pages F-154 and 155 of the 2025 Comprehensive Plan.

- F-38** Commerce Centers should generally contain a mix of land uses, including residential uses. Higher density residential uses should be included in and/or adjacent to all commercial centers. Single use centers are discouraged - for example, office parks should include a supporting retailing component, while shopping centers should include an applicable amount of office uses.

Strip commercial development is discouraged. Commerce Centers should not develop in a linear strip along a roadway nor be completely auto oriented.

Buildings and land uses at the edge of the center should be compatible with adjacent residential uses. Examples of compatible land uses include offices or child care centers. Buildings should be compatible in terms of height, building materials and setback. Small compatible commercial buildings at the edge could include retail or service uses. Buildings with more intrusive uses should have greater setbacks, screening requirements and be built of more compatible materials.

The most intensive commercial uses, such as restaurants, car washes, grocery stores, gasoline/convenience stores and drive thru facilities should be located nearer to the major street or roadway and furthest from the residential area. Lighting, dumpsters, loading docks and other service areas should be shielded from the residential area. (Page F 41)

- F-45** Community Centers “may vary in size from 300,000 to nearly a million square feet of commercial space. Typically, new Community Centers will range from 300,000 to 500,000 square feet.”

- F-46-47** Neighborhood Centers typically range in size from 150,000 to 250,000 square feet of commercial space.

Neighborhood centers provide services and retail goods oriented to the neighborhood level, such as Lenox Village at S. 70th and Pioneers Boulevard, and Coddington Park Center at West A and Coddington.

These centers typically serve the neighborhood level. It is anticipated that there will be one neighborhood center per one square mile of urban use. For areas of less than one square mile, the maximum size of the center will be reduced proportionally.

Neighborhood Centers are not sited in advance on the land use plan. However, in neighborhoods oriented to greater pedestrian activity and residential density, two neighborhood centers may be located within a square mile of urban residential use.

Neighborhood Centers should generally not develop at corners of intersections of two arterial streets due to limited pedestrian accessibility and impact on the intersection – locations 1/4 to 1/2 mile from major intersections are encouraged, particularly if there is to be more than one commercial center within a square mile of urban residential use. There may be circumstances due to topography or other factors where centers at the intersection may be the only alternative.

F-87 Increasing the use of alternate means of transportation, including public transportation, bicycle transit, and pedestrian movement, by improving and expanding facilities and services and encouraging compact, walkable land use patterns and project designs.

F-91 This area is shown as an “unbuilt new proposed pedestrian activity center”.

Activity Corridors and Centers - These areas tend to be located along arterials, particularly where two major arterials might intersect. These locations often have strip commercial or “L” shaped neighborhood shopping centers. Directness and safety for pedestrians going to, from, and within these corridors and centers should be stressed.

F-25 This area is shown as Urban Residential in the Comprehensive Plan.

F-29 Most of the area is shown in Tier 1, however it appears a small northwest portion is in Tier 2.

F-31 The extreme eastern portion is shown in Priority A, the remainder of the area shown in Tier 1 is indicated as Priority B. Tier 2 does not delineate priority areas.

F-65 Guiding Principles of Residential - Affordable housing should be distributed throughout the region to be near job opportunities and to provide housing choices within every neighborhood. Preserve existing affordable housing and promote the creation of new affordable housing throughout the community.

F-66 The guiding principles for new neighborhoods are a combination of principles found in this section in addition to the principles for all other sections within the plan, such as Business and Commerce and Mobility and Transportation. A neighborhood is more than housing – great neighborhoods combine all the elements of parks, education, commercial areas, the environment and housing together in one place.

F-67 Encourage a mix of housing types, single family, townhomes, apartments, elderly housing all within one area;

Similar housing types face each other: single family faces single family, change to different use at rear of lot

Parks and open space within walking distance of all residences;

Multi-family and elderly housing nearest to commercial area;

Pedestrian orientation; shorter block lengths, sidewalks on both sides of all roads;

Public uses (elementary schools, churches) as centers of neighborhood – shared facilities (city parks & school sites).

HISTORY: The City Council approved the Prairie Village Preliminary Plat, south of Adams Street in July 2002.

The City Council and County Board approved Comprehensive Plan Amendment #04012 which eliminated the industrial and community size commercial center on the northeast corner of 84th and Adams Street and instead designated the area for urban residential with a smaller neighborhood size commercial center In June 2004.

UTILITIES: The timing of infrastructure improvements will be determined by the annexation agreement. Once approved, utilities will be available to the site.

TRAFFIC ANALYSIS: N. 84th Street and Adams Streets are identified as arterial streets in the Comprehensive Plan. The future bypass is expected to have an interchange at the Adams Street intersection.

The Comprehensive Plan indicates N. 84th Street as a six-lane arterial with 140' of right of way, and 150' of right of way at the intersection of Adams Street. Adams Street is indicated in the Plan as a 2 lane plus center turn lane roadway west of N. 84th Street. Although traffic projections showed substantial future traffic on this segment, the established pattern of homes was thought to preclude a wider street. Adams Street east of N. 84th Street is indicated in the Plan as a four lane facility.

A summary of traffic improvement needs, submitted by the applicant, is attached. The timing of improvements and responsibility of the applicant will be determined in an associated annexation agreement prior to City Council action.

There is a proposed trail located on Adams Street in the Comprehensive Plan. Parks Department and Planning Department staff met to discuss the best location for the trail. The Parks Department indicated a preference of the trail to be located along Leighton

Avenue because the Lincoln Public Schools may propose a school location and there is a future linear park, both north of Leighton Avenue.

PUBLIC SERVICE: The Lincoln Fire Department indicated a need for more fire stations to provide adequate response time. This area will be served by the Havelock Fire Station.

ENVIRONMENTAL CONCERNS: There is existing flood plain in the northeast corner of the plat, approximately 4 acres. This is shown to be preserved in an outlot and reserved for a public neighborhood park.

ANALYSIS:

1. This is a request for a conceptual planned unit development for a mix of commercial, office and residential. The applicant presents two options, which are outlined in their attached letter. The applicant indicates that only one option will be chosen to proceed to Planning Commission and City Council, depending on whether Wal-Mart chooses to pursue a site on the northeast or southeast corner of this intersection.. The underlying districts are proposed to be R-3, R-5, O3 and B-2. Unless the regulations of the district are specifically modified, all requirements of the underlying district shall apply.
2. Option A requires the approval of a comprehensive plan amendment, which is a separate application and staff report. The staff report for the amendment recommends approval to the amendment, indicating that the request is in conformance with the goals and objectives of the Comprehensive Plan. Planning staff finds Option A to be in conformance with the associated Comprehensive Plan Amendment.
3. Option B is in conformance with the existing Comprehensive Plan as submitted. The Comprehensive Plan indicates commercial on the southeast corner and designates the northeast corner as a neighborhood commercial center.
4. Both options propose a variety of residential and commercial uses. Both options indicate a transition from the higher intensity commercial uses to the residential areas. However, Option A is preferred because the uses and layout more closely follow design principles in the Comprehensive Plan, the internal streets can be designed to handle some of the increased traffic, and transitional land uses may be located as a buffer.
5. The applicant requested a waiver to coordinate the PUD and preliminary plat process. This is consistent with the Planning Department's goal to streamline the development process; however, generally all information required of a preliminary

plat is submitted with the project. The applicant requested to delay the submittal of detailed grading, paving profiles, storm water detention, storm sewer calculations, lot layout and street curve data. If this waiver is granted, all plans must be in conformance with all design standards and development standards. Planning staff is currently working on a text amendment to allow this type of conceptual submission without necessitating a waiver request. However, that text is not yet approved and a waiver request is required. Planning staff recommends approval to this request. The applicant requests a waiver to allow sanitary sewer to flow opposite street grades at a specific location, indicated in their attached letter. The Public Works and Utilities Department recommends approval to this waiver, provided that depths are not exceeded.

6. Annexation policy:

- ! Land which is remote from the limits of the City of Lincoln will not be annexed; land which is contiguous and generally urban in character may be annexed; and land which is engulfed by the City should be annexed.
- ! Annexation generally implies the opportunity to access all City services. Voluntary annexation agreements may limit or otherwise outline the phasing, timing or installation of utility services (i.e., water, sanitary sewer) and may include specific or general plans for the private financing of improvements to the infrastructure supporting or contributing to the land uses in the annexed area.
- ! Plans for the provision of services within the areas considered for annexation should be carefully coordinated with the Capital Improvements Program of the city and the county."

An annexation agreement is required. With an annexation agreement, the request is in conformance with the annexation policy.

- 6. The Public Works and Utilities Department has several comments as indicated in their attached memo.
- 7. The Parks Department had several comments as indicated in their attached memo.
- 8. The Lincoln Lancaster County Health Department had several advisory comments as indicated in their attached memo.

9. Several street names approximate or duplicate existing streets and must be renamed.

CONDITIONS:

Site Specific:

1. After the applicant completes the following instructions and submits the documents and plans to the Planning Department office and the plans are found to be acceptable, the application will be scheduled on the City Council's agenda:

1.1 Revise the site plan to show:

- 1.1.1 Revisions to the satisfaction of the Public Works and Utilities Department
- 1.2.1 Revisions to the satisfaction of the Parks Department,
- 1.2.2 Utility easements as requested by Lincoln Electric System.
- 1.2.3 Street names that do not approximate nor duplicate existing street names.
- 1.2.4 A note on the plat indicating that all final details typically required on a preliminary plat must be indicated in the planned unit development and approved by administrative amendment by the City prior to development of the site.
- 1.2.5 Remove the Planning Commission approval block.
- 1.2.6 Provide a density calculation table on the site plan.
- 1.2.7 Identify all proposed buildings and outline uses with floor area on the site plan.

2. This approval permits the following (only one may be approved):

Option A: 800,000 square feet of commercial
850 dwelling units

With waivers to coordinate the preliminary plat process, to delay the submittal of detailed grading, paving profiles, storm water detention,

storm sewer calculations, lot layout and street curve data and to allow sanitary sewer to flow opposite street grades.

Option B: 525,000 square feet of commercial
1,090 dwelling units

With waivers to coordinate the preliminary plat process, to delay the submittal of detailed grading, paving profiles, storm water detention, storm sewer calculations, lot layout and street curve data and to allow sanitary sewer to flow opposite street grades.

General:

3. Before receiving building permits:
 - 3.1 The permittee shall have submitted a revised and reproducible final plan.
 - 3.2 The construction plans shall comply with the approved plans.
 - 3.3 Final Plats shall be approved by the City.

STANDARD CONDITIONS:

4. The following conditions are applicable to all requests:
 - 4.1 Before occupying the commercial or dwelling units all development and construction shall have been completed in compliance with the approved plans.
 - 4.2 All privately-owned improvements shall be permanently maintained by the owner or an appropriately established owners association approved by the City Attorney.
 - 4.3 The site plan accompanying this permit shall be the basis for all interpretations of setbacks, yards, locations of buildings, location of parking and circulation elements, and similar matters.
 - 4.4 This resolution's terms, conditions, and requirements bind and obligate the permittee, its successors and assigns.
 - 4.5 The City Clerk shall file a copy of the resolution approving the permit and the letter of acceptance with the Register of Deeds. The Permittee shall pay the recording fee in advance.

Prepared by:

Becky Horner, 441-6373, rhorer@lincoln.ne.gov
Planner

DATE: April 1, 2005

**APPLICANT/
OWNER:** Steve Champoux
Prairie Homes
2045 S. Folsom Street
(402)476-6599

CONTACT: Jason Thiellen
EDC
2200 Fletcher Avenue
Suite 102
(402)438-4014



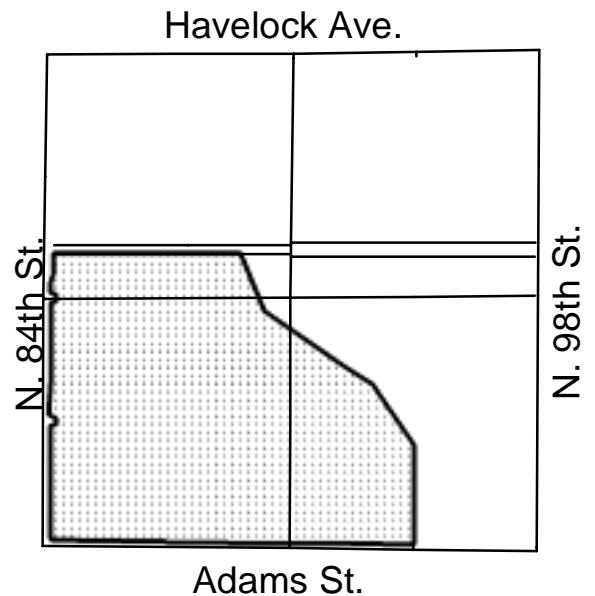
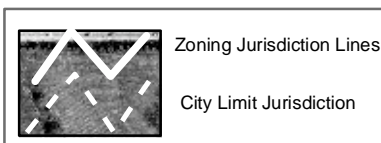
2002 aerial

Annexation #05005 N. 84th & Adams

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

One Square Mile
Sec. 11 T10N R7E



LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF A PORTION OF LOTS 7, 23 & 34 IRREGULAR TRACTS AND LOTS 28, 29, 35 & 36 IRREGULAR TRACTS LOCATED IN SECTION 11, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 23 IRREGULAR TRACT, ALSO ON THE NORTH RIGHT-OF-WAY LINE OF ADAMS STREET; THENCE ON SAID NORTH RIGHT-OF-WAY LINE FOR THE NEXT 7 COURSES, N89°14'47"W, 1,326.64 FEET; THENCE S00°29'17"W, 10.00 FEET; THENCE N89°21'11"W, 1,329.55 FEET; THENCE N00°20'15"E, 9.99 FEET; THENCE N89°20'41"W, 951.95 FEET; THENCE N89°22'23"W, 262.30 FEET; THENCE N45°25'41"W, 35.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH 84TH STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE FOR THE NEXT 13 COURSES, N00°10'17"E, 1,202.40 FEET; THENCE N71°44'12"E, 63.25 FEET; THENCE N00°10'17"E, 60.00 FEET; THENCE N63°50'44"W, 89.00 FEET; THENCE N00°10'17"E, 129.22 FEET; THENCE N03°59'08"E, 300.68 FEET; THENCE N00°10'17"E, 777.37 FEET; THENCE N70°11'18"E, 58.52 FEET; THENCE N00°36'04"E, 60.00 FEET; THENCE N65°46'58"W, 70.72 FEET; THENCE N01°01'18"E, 112.63 FEET; THENCE N17°43'04"E, 104.42 FEET; THENCE N01°01'18"E, 209.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 35 IRREGULAR TRACT, ALSO BEING ON THE SOUTH LINE OF THE ABANDONED C.R.I. & P. RAILROAD; THENCE ON SAID SOUTH LINE, S89°55'56"E, 2,002.49 FEET; THENCE S22°05'45"E, 664.80 FEET; THENCE S55°07'09"E, 1,024.16 FEET; THENCE S57°16'01"E, 389.93 FEET; THENCE S34°26'05"E, 789.39 FEET TO THE EAST LINE OF SAID LOT 23 IRREGULAR TRACT; THENCE ON THE EAST LINE OF SAID LOT 23 IRREGULAR TRACT, S00°25'36"W, 1,063.75 FEET TO THE POINT OF BEGINNING, CONTAINING 10,056,257.82 SQUARE FEET (230.86 ACRES) MORE OR LESS.



**PRAIRIE VILLAGE NORTH
ANNEXATION BOUNDARY EXHIBIT
LINCOLN, NEBRASKA**

Drawn By: NLP
Dwg.: PVN exhibit
Date: 03/03/05
Job#: 03-100

**SHEET
2 OF 2**

Am 05005

N

NO SCALE

W 1/4 CORNER
SEC. 11-10-7

N 84TH STREET

CENTER OF
SEC. 11-10-7

SW CORNER
SEC. 11-10-7

ADAMS STREET

S 1/4 CORNER
SEC. 11-10-7



**PRAIRIE VILLAGE NORTH
ANNEXATION BOUNDARY EXHIBIT
LINCOLN, NEBRASKA**

Drawn By: NLP
Dwg.: PVN exhibit
Date: 03/03/05
Job#: 03-100

**SHEET
1 OF 2**



2002 aerial

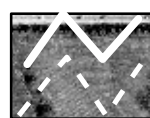
Change of Zone #05020 **Prairie Village North PUD** **N. 84th & Adams**

Option A

Zoning:

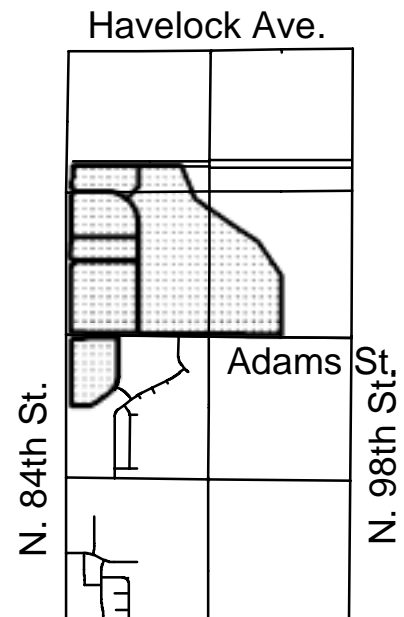
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

Two Square Miles
 Sec. 11 T10N R7E
 Sec. 14 T10N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction



B-2 LEGAL DESCRIPTION (OPTION A)

A TRACT OF LAND COMPOSED OF PORTIONS OF LOTS 28, 29, 35 & 36 IRREGULAR TRACTS LOCATED IN THE WEST HALF OF SECTION 11, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 29, ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF ADAMS STREET; THENCE ON SAID NORTH RIGHT-OF-WAY LINE FOR THE NEXT 5 COURSES, N89°20'41"W, 951.95 FEET; THENCE N89°22'23"W, 262.30 FEET; THENCE N45°25'41"W, 35.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH 84TH STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE FOR THE NEXT 9 COURSES, N00°10'17"E, 1,202.40 FEET; THENCE N71°44'12"E, 63.25 FEET; THENCE N00°10'17"E, 60.00 FEET; THENCE N63°50'44"W, 89.00 FEET; THENCE N00°10'17"E, 129.22 FEET; THENCE N03°59'08"E, 300.68 FEET; THENCE N00°10'17"E, 777.37 FEET; THENCE N70°11'18"E, 58.52 FEET; THENCE N00°36'04"E, 24.60 FEET; THENCE N90°00'00"E, 588.41 FEET; THENCE SOUTHEASTERLY ON A 600.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 946.01 FEET (LONG CHORD BEARS S44°49'52"E, 851.02 FEET) TO THE EAST LINE OF SAID LOT 36; THENCE ON SAID EAST LINE, S00°20'15"W, 2,007.58 FEET TO THE POINT OF BEGINNING, CONTAINING 3,157,805.01 SQUARE FEET (72.49 ACRES) MORE OR LESS.

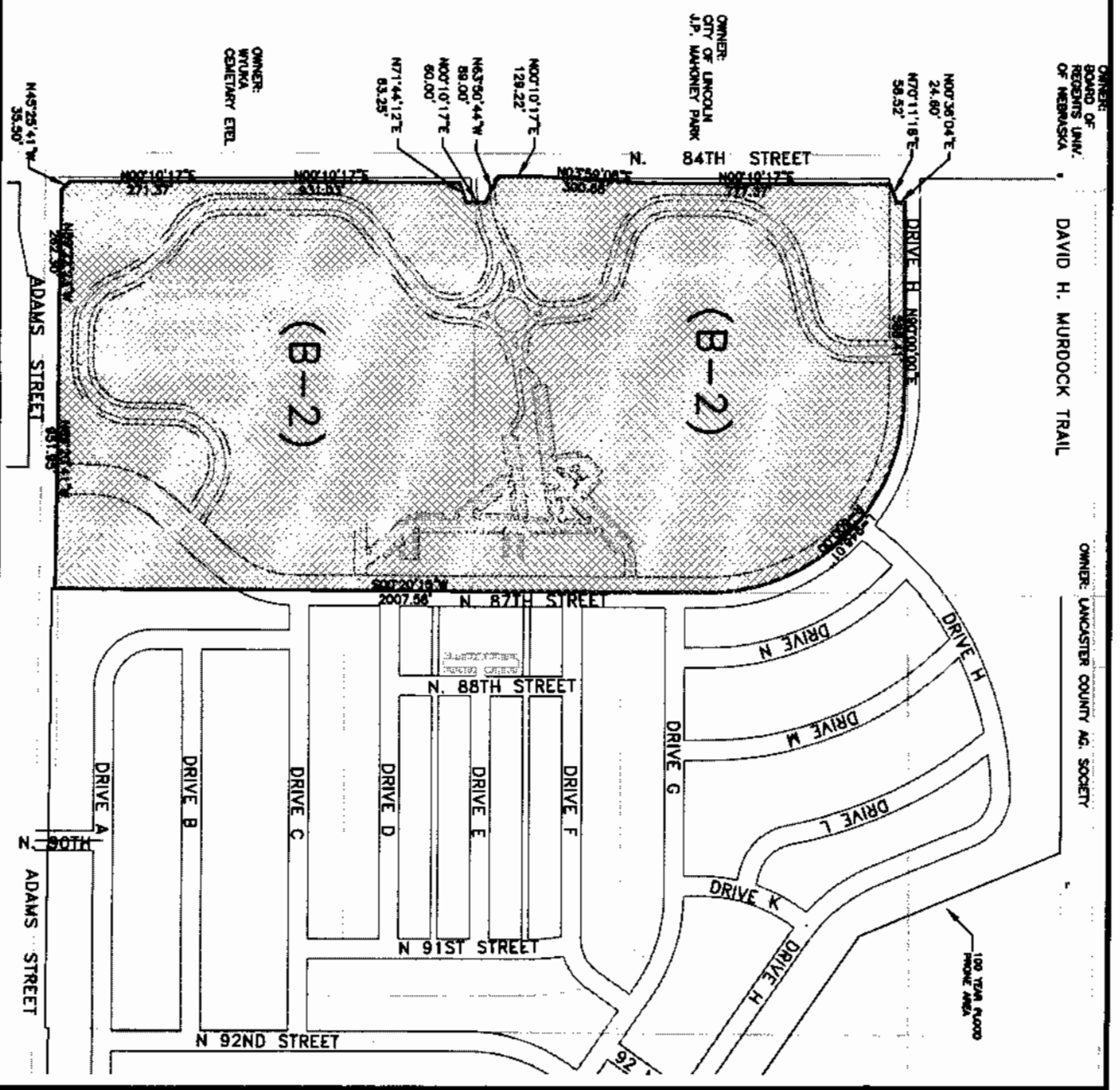


PRAIRIE VILLAGE NORTH
ZONING EXHIBIT B2-A
Lincoln, Nebraska

Drawn By: BT
Dwg.: B-2_zon_opt_A
Date: 03/01/05
Job#: 03-100

SHEET
1 OF 1

SCALE: 1"=500'



R-5, LEGAL DESCRIPTION (OPTION A)

A TRACT OF LAND COMPOSED OF PORTIONS OF LOTS 35 & 36
IRREGULAR TRACTS LOCATED IN THE WEST HALF OF SECTION 11,
TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER
COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

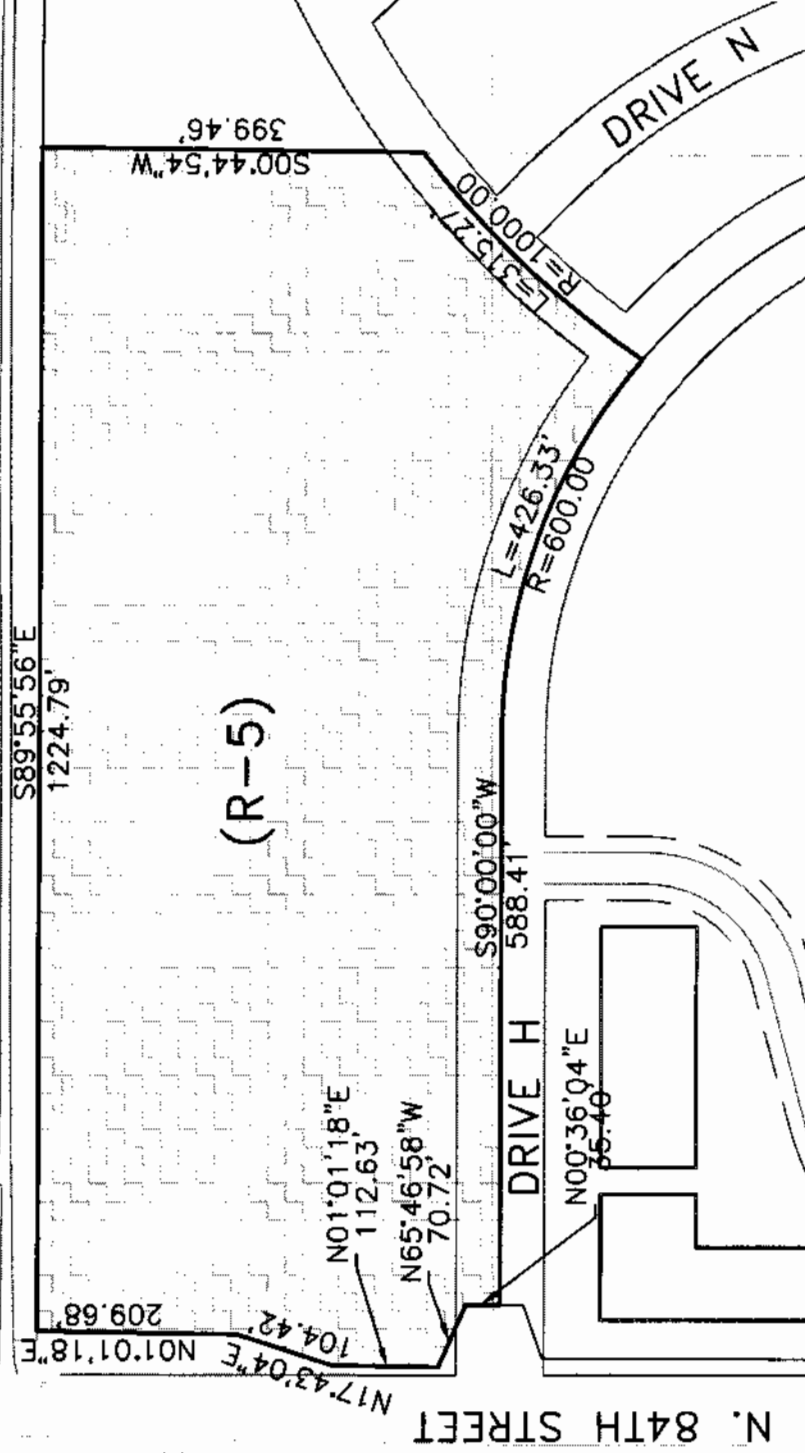
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 35, ALSO
BEING ON THE SOUTH LINE OF THE ABANDONED C.R.I. & P.
RAILROAD; THENCE ON SAID SOUTH LINE OF SAID LOT 35 IRREGULAR
TRACT, S89°55'43"E, 1,224.79 FEET TO THE NORTHEAST CORNER OF
SAID LOT 35; THENCE ON THE EAST LINE OF SAID LOT 35
S00°44'54"W, 399.46 FEET; THENCE SOUTHWESTERLY ON A 1,000.00
FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 315.27 FEET
(LONG CHORD BEARS S42°46'26"W, 313.97 FEET); THENCE WESTERLY
ON A 600.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF
426.33 FEET (LONG CHORD BEARS N69°38'40"W, 417.42 FEET);
THENCE S90°00'00"W, 588.41 FEET TO THE EAST RIGHT-OF-WAY
LINE OF NORTH 84TH STREET; THENCE ON SAID EAST RIGHT-OF-WAY
LINE FOR THE NEXT 5 COURSES, N00°36'04"E, 35.40 FEET; THENCE
N65°46'58"W, 70.72 FEET; THENCE N01°01'18"E, 112.63 FEET;
THENCE N17°43'04"E, 104.42 FEET; THENCE N01°01'18"E, 209.68
FEET TO THE POINT OF BEGINNING, CONTAINING 620,407.81 SQUARE
FEET (14.24 ACRES) MORE OR LESS.

OWNER:
BOARD OF
REGENTS UNIV.
OF NEBRASKA

OWNER:
CITY OF LINCOLN
J.P. MAHONEY PARK

OWNER: LANCASTER COUNTY AG. SOCIETY

DAVID H. MURDOCK TRAIL



SCALE: 1"=200'



PRAIRIE VILLAGE NORTH
ZONING EXHIBIT R5-A
Lincoln, Nebraska

Drawn By: BT
Dwg.: R-5_zon_opt_A
Date: 03/01/05
Job#: 03-100

R-3 LEGAL DESCRIPTION (OPTION A)

A TRACT OF LAND COMPOSED OF PORTIONS OF LOTS 7, 23, 34, 35 & 36 IRREGULAR TRACTS LOCATED IN SECTION 11, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 23 IRREGULAR TRACT, ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF ADAMS STREET; THENCE ON SAID SOUTH LINE FOR THE NEXT 3 COURSES, N89°14'47"W, 1,326.64 FEET; THENCE S00°29'17"W, 10.00 FEET; THENCE N89°21'11"W, 1,329.55 FEET TO THE SOUTHWEST CORNER OF SAID LOT 34; THENCE ON THE WEST LINE OF SAID LOT 34, N00°20'15"E, 2,017.57 FEET; THENCE NORTHWESTERLY ON A 600.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 519.69 FEET (LONG CHORD BEARS N24°28'32"W, 503.59 FEET); THENCE NORTHEASTERLY ON A 1,000.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 315.27 FEET (LONG CHORD BEARS N42°46'26"E, 313.97 FEET) TO THE WEST LINE OF SAID LOT 7; THENCE ON SAID WEST LINE, N00°44'54"E, 399.46 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, ALSO THE SOUTH LINE OF THE ABANDONED C.R.I. & P. RAILROAD; THENCE ON THE NORTH LINE OF SAID LOT 7, S89°56'17"E, 777.70 FEET; THENCE S22°05'45"E, 664.80 FEET; THENCE S55°07'09"E, 1,024.16 FEET; THENCE S57°16'01"E, 389.93 FEET; THENCE S34°26'05"E, 789.39 FEET TO THE EAST LINE OF SAID LOT 23; THENCE ON SAID EAST LINE, S00°25'36"W, 1,063.75 FEET TO THE POINT OF BEGINNING, CONTAINING 6,278,057.64 SQUARE FEET (144.12 ACRES) MORE OR LESS.



PRAIRIE VILLAGE NORTH
ZONING EXHIBIT R3-A
Lincoln, Nebraska

Drawn By: BT
Dwg.: R-3_zon_opt_A
Date: 03/01/05
Job#: 03-100

SCALE: 1"=500'

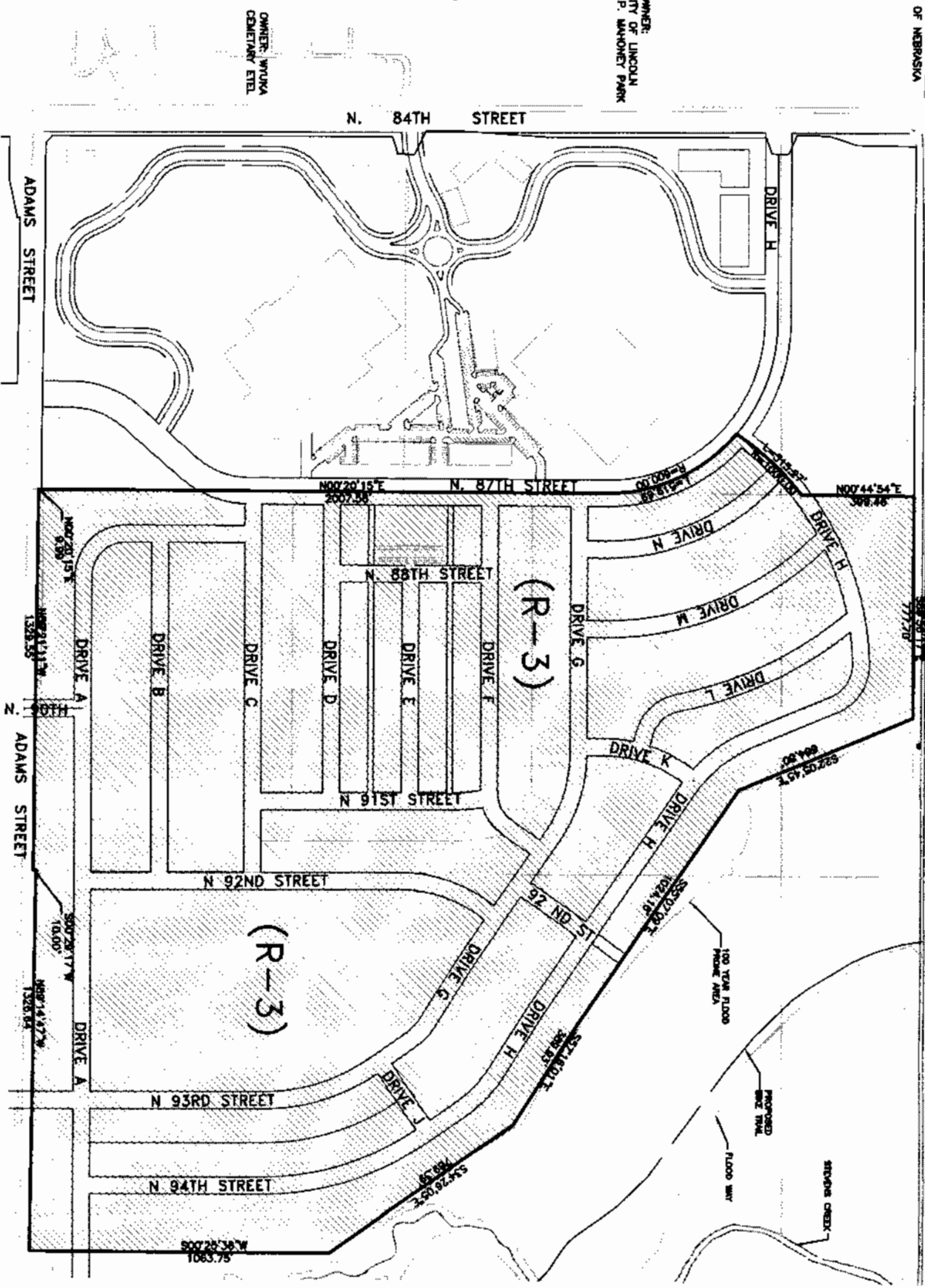


OWNER: BOARD OF
RECREATION
OF NEBRASKA

OWNER:
CITY OF LINCOLN
J.P. MAHONEY PARK

DAVID H. MURDOCK TRAIL

OWNER: LANCASTER COUNTY AG. SOCIETY



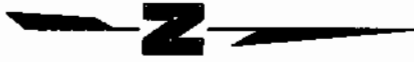
0-3 LEGAL DESCRIPTION (OPTION A)

A TRACT OF LAND COMPOSED OF LOTS 103 & 106 LOCATED IN THE NORTHWEST QUARTER OF SECTION 14 LOCATED IN TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 103 IRREGULAR TRACT, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ADAMS STREET; THENCE ON SAID SOUTH LINE FOR THE NEXT 4 COURSES, S89°17'34"E, 145.00 FEET; THENCE N78°14'34"E, 140.37 FEET; THENCE N00°14'42"E, 9.93 FEET; THENCE S89°20'54"E, 581.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 106 IRREGULAR TRACT; THENCE ON THE EAST LINE OF SAID LOT 106 IRREGULAR TRACT, S00°37'40"W, 359.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 106 IRREGULAR TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 103 IRREGULAR TRACT; THENCE S00°37'40"W, 358.17 FEET; THENCE SOUTHWESTERLY ON A 417.00 FEET FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 395.25 FEET (LONG CHORD BEARS S27°46'53"W, 380.62 FEET); THENCE S54°56'07"W, 309.36 FEET; THENCE SOUTHWESTERLY ON A 317.00 FEET FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 122.37 FEET (LONG CHORD BEARS S65°59'38"W, 121.61 FEET); THENCE N89°17'51"W, 317.13 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH 84TH STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE, N00°08'26"E, 1,247.84 FEET TO THE POINT OF BEGINNING, CONTAINING 1,000,404.96 SQUARE FEET (22.97 ACRES) MORE OR LESS.

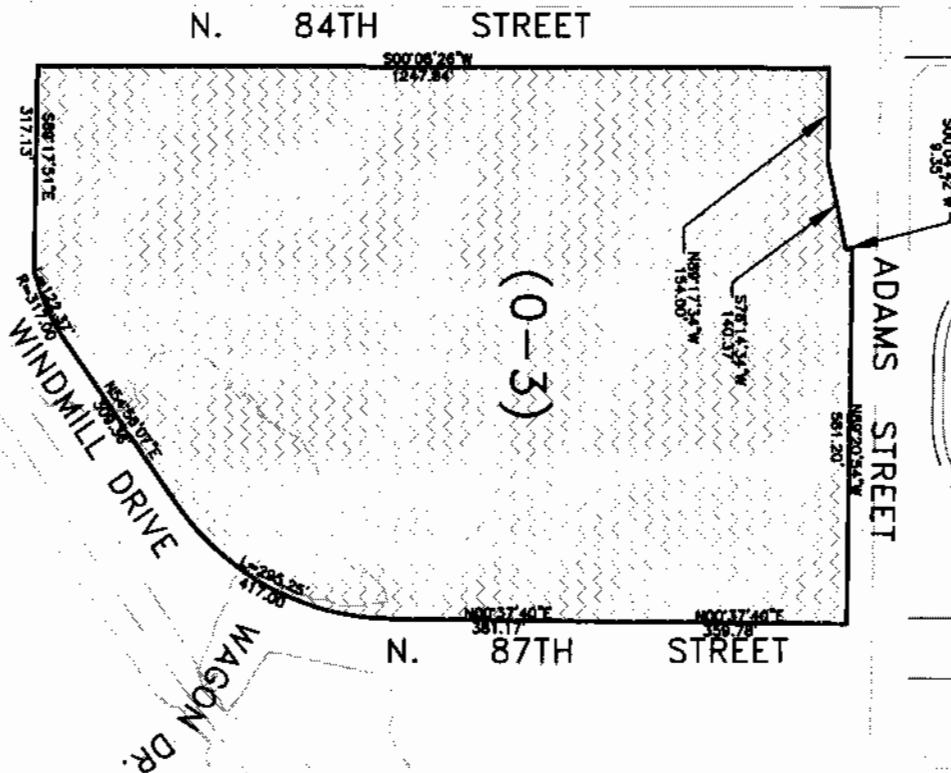


SCALE: 1"=300'



**PRAIRIE VILLAGE NORTH
ZONING EXHIBIT 03-A**

Lincoln, Nebraska



Drawn By: BT
Dwg.: 0-3_zon_opt_A
Date: 03/01/05
Job#: 03-100



2002 aerial

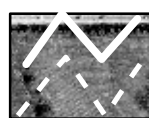
Change of Zone #05020 **Prairie Village North PUD** **N. 84th & Adams**

Option B

Zoning:

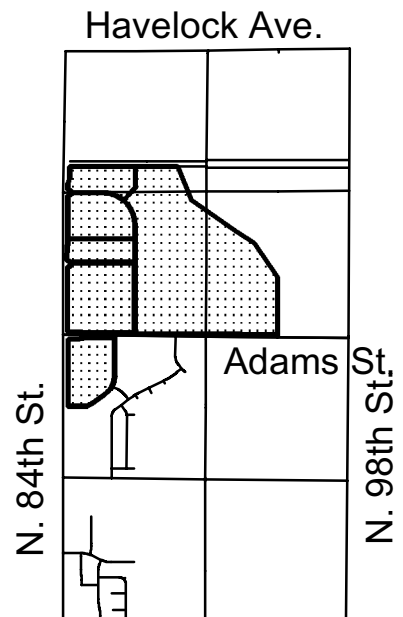
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

Two Square Miles
 Sec. 11 T10N R7E
 Sec. 14 T10N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction



B-2 LEGAL DESCRIPTION (OPTION B)

A TRACT OF LAND COMPOSED OF LOTS 28 & 29 IRREGULAR TRACTS AND A PORTION OF LOT 36 IRREGULAR TRACT LOCATED IN SECTION 11, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 29 IRREGULAR TRACT, ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF ADAMS STREET; THENCE ON SAID NORTH RIGHT-OF-WAY LINE FOR THE NEXT 3 COURSES, N89°20'41"W, 951.95 FEET; THENCE N89°22'23"W, 262.30 FEET; THENCE N45°25'41"W, 35.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH 84TH STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE FOR THE NEXT 3 COURSES, N00°10'17"E, 1202.40 FEET; THENCE N71°44'12"E, 63.25 FEET; THENCE N00°10'17"E, 50.20 FEET; THENCE N90°00'00"E, 1,183.37 FEET TO THE WEST LINE OF LOT 34 IRREGULAR TRACT; THENCE ON SAID WEST LINE, S00°20'15"W, 1,311.11 FEET TO THE POINT OF BEGINNING, CONTAINING 1,614,995.00 SQUARE FEET (37.08 ACRES) MORE OR LESS.

AND

A TRACT OF LAND COMPOSED OF LOTS 103 & 106 LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 103 IRREGULAR TRACT, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF ADAMS STREET; THENCE ON SAID SOUTH LINE FOR THE NEXT 4 COURSES, S89°17'34"E, 145.00 FEET; THENCE N78°14'34"E, 140.37 FEET; THENCE N00°14'42"E, 9.93 FEET; THENCE S89°20'54"E, 581.20 FEET TO THE NORTHEAST CORNER OF SAID LOT 106 IRREGULAR TRACT; THENCE ON THE EAST LINE OF SAID LOT 106 IRREGULAR TRACT, S00°37'40"W, 359.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 106 IRREGULAR TRACT, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 103 IRREGULAR TRACT; THENCE S00°37'40"W, 358.17 FEET; THENCE SOUTHWESTERLY ON A 417.00 FEET FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 395.25 FEET (LONG CHORD BEARS S27°46'53"W, 380.62 FEET); THENCE S54°56'07"W, 309.36 FEET; THENCE SOUTHWESTERLY ON A 317.00 FEET FOOT RADIUS CURVE TO THE RIGHT, AN ARC LENGTH OF 122.37 FEET (LONG CHORD BEARS S65°59'38"W, 121.61 FEET); THENCE N89°17'51"W, 317.13 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH 84TH STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE, N00°08'26"E, 1,247.84 FEET TO THE POINT OF BEGINNING, CONTAINING 1,000,404.96 SQUARE FEET (22.97 ACRES) MORE OR LESS.

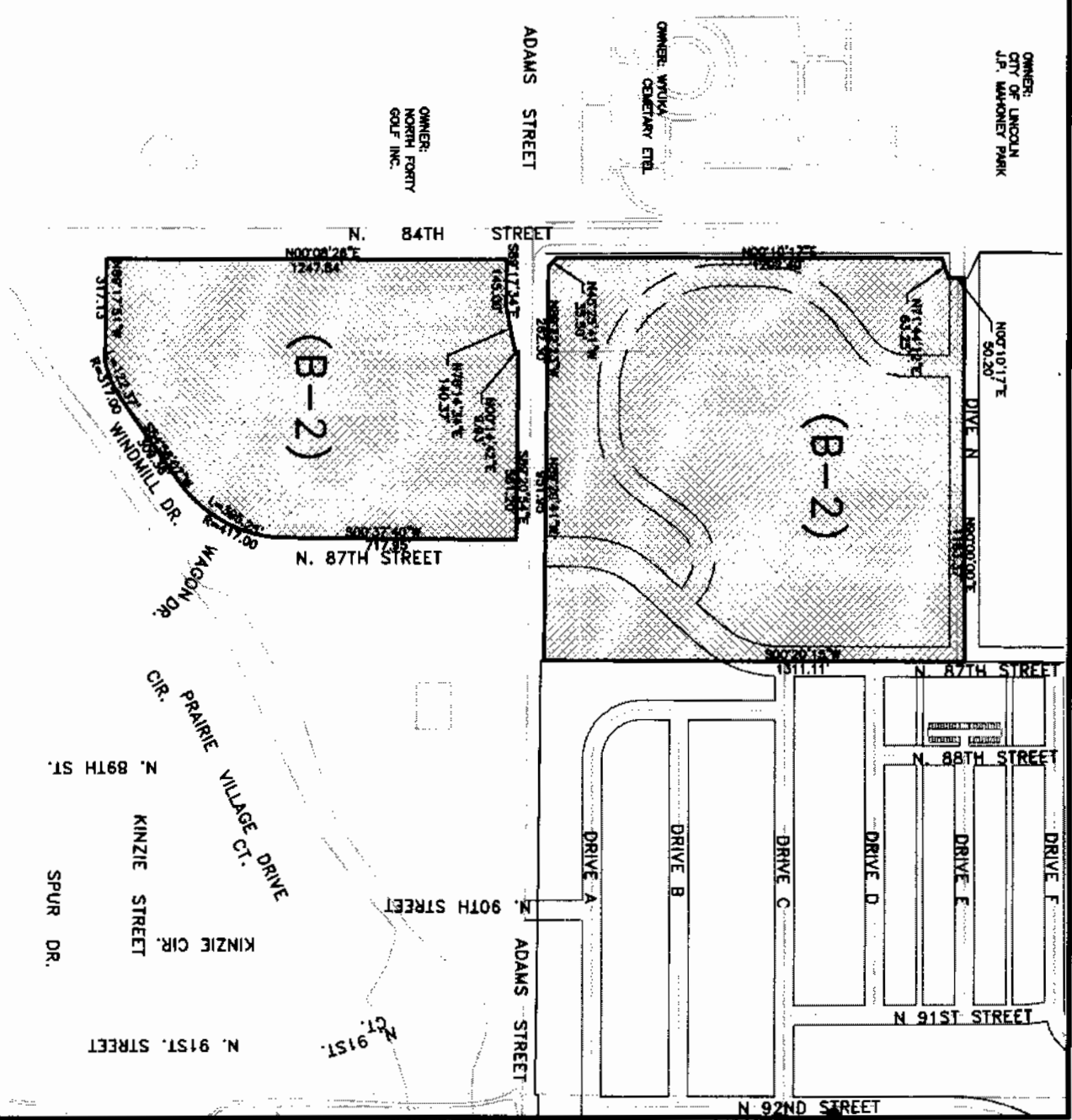
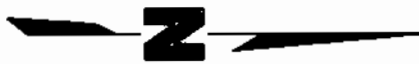


PRAIRIE VILLAGE NORTH
ZONING EXHIBIT B2-B
Lincoln, Nebraska

Drawn By: BT
Dwg.: B-2_zon_opt_B
Date: 03/01/05
Job#: 03-100

SHEET
1 OF 1

SCALE: 1"=500'



0-3 LEGAL DESCRIPTION (OPTION B)

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 36
IRREGULAR TRACT LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 11, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH
P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE SOUTHWEST CORNER OF SAID LOT 36, ALSO
BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH 84TH
STREET; THENCE, ON SAID EAST RIGHT-OF-WAY LINE,
N00°10'17"E, 20.22 FEET TO THE POINT OF BEGINNING; THENCE
ON SAID EAST RIGHT-OF-WAY LINE FOR THE NEXT 4 COURSES,
N00°10'17"E, 9.80 FEET; THENCE N63°50'44"W, 89.00 FEET;
THENCE N00°10'17"E, 129.22 FEET; THENCE N03°59'08"E, 268.31
FEET; THENCE S89°39'45"E, 1,246.80 FEET TO THE EAST LINE OF
SAID LOT 36 IRREGULAR TRACT; THENCE ON THE EAST LINE OF
SAID LOT 36 IRREGULAR TRACT, S00°20'15"W, 438.58 FEET;
THENCE S90°00'00"W, 1,183.37 FEET TO THE POINT OF
BEGINNING, CONTAINING 554,328.15 SQUARE FEET (12.73 ACRES)
MORE OR LESS.



SCALE: 1"=200'



OWNER:
CITY OF LINCOLN
J.P. MAHONEY PARK

OWNER: WYUKA
CEMETARY ETEL

N. 84TH STREET

N00°10'17"E N03°59'08"E

129.22

268.31

N63.50'44"W
89.00'

9.80'17"E

DIVE IN

1183.37'

(0-3)

N89°39'45"E

1246.80

S00°20'15"W

438.58'

N. 87TH STREET

**PRAIRIE VILLAGE NORTH
ZONING EXHIBIT 03-B
Lincoln, Nebraska**

Lincoln, Nebraska

Drawn By: BT
Dwg.: 0-3_zon_opt_E
Date: 03/01/05
Job#: 03-100

SHEET
1 OF 1

R-5 LEGAL DESCRIPTION (OPTION B)

A TRACT OF LAND COMPOSED OF A PORTION OF LOT 36
IRREGULAR TRACT LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 11, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE
6TH P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

REFERRING TO THE NORTHWEST CORNER OF SAID LOT 36,
ALSO BEING ON THE EAST RIGHT-OF-WAY LINE OF NORTH
84TH STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE,
S00°36'04"W, 7.30 FEET TO THE POINT OF BEGINNING;
THENCE N90°00'00"E, 588.41 FEET; THENCE SOUTHEASTERLY
ON A 600.00 FOOT RADIUS CURVE TO THE RIGHT, AN ARC
LENGTH OF 946.01 FEET (LONG CHORD BEARS S44°49'53"E,
851.02 FEET) TO THE EAST LINE OF SAID LOT 36; THENCE
ON SAID EAST LINE, S00°20'15"W, 257.90 FEET; THENCE
N89°39'45"W, 1,246.80 FEET TO THE EAST RIGHT-OF-WAY
LINE OF NORTH 84TH STREET; THENCE ON SAID EAST
RIGHT-OF-WAY LINE FOR THE NEXT 4 COURSES,
N03°59'08"E, 32.36 FEET; THENCE N00°10'17"E, 777.37
FEET; THENCE N70°11'18"E, 58.52 FEET; THENCE
N00°36'04"E, 24.60 FEET TO THE POINT OF BEGINNING,
CONTAINING 988,500.75 SQUARE FEET (22.69 ACRES) MORE
OR LESS.



800-368-4816 • Fax 800-368-4688

**PRAIRIE VILLAGE NORTH
ZONING EXHIBIT R5-B**

Lincoln, Nebraska

Drawn By: BT
Dwg.: R-5_zon_opt_B
Date: 03/01/05
Job#: 03-100

SHEET
1 OF 1

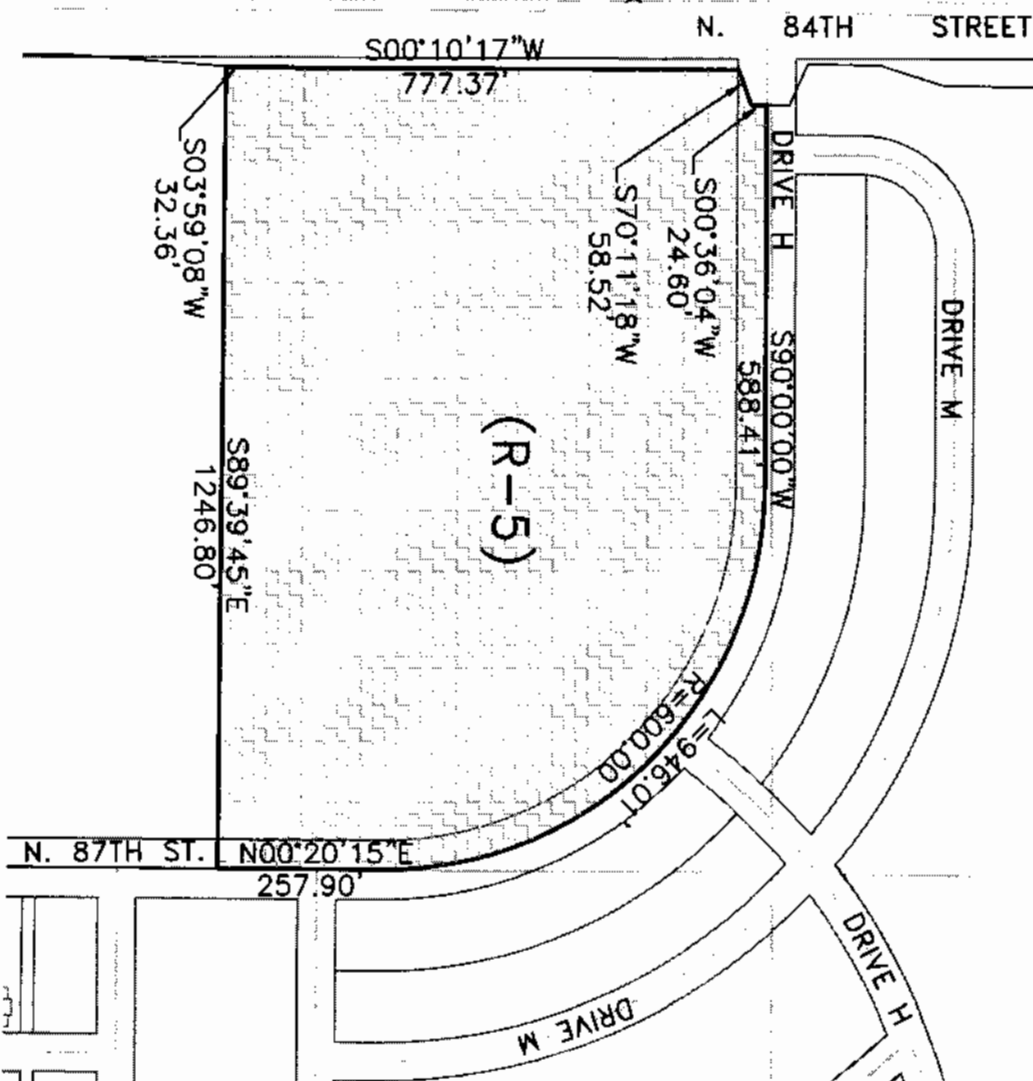
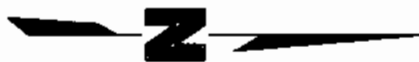
OWNER:
BOARD OF
REGENTS UNIV.
OF NEBRASKA

OWNER: LANCASTER COUNTY AG. SOCIETY

DAVID H. MURDOCK TRAIL

OWNER:
CITY OF LINCOLN
J.P. MAHONEY PARK

SCALE: 1"=300'



R-3 LEGAL DESCRIPTION (OPTION B)

A TRACT OF LAND COMPOSED OF PORTIONS OF LOTS 7, 23, 34, 35 & 36 IRREGULAR TRACTS LOCATED IN SECTION 11, TOWNSHIP 10 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 23 IRREGULAR TRACT, ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF ADAMS STREET; THENCE ON SAID SOUTH LINE FOR THE NEXT 3 COURSES; THENCE N89°14'47"W, 1,326.64 FEET; THENCE S00°29'17"W, 10.00 FEET; THENCE N89°21'11"W, 1,329.55 FEET TO THE SOUTHWEST CORNER OF SAID LOT 34; THENCE ON THE WEST LINE OF SAID LOT 34 IRREGULAR TRACT, N00°20'15"E, 2,017.58 FEET; THENCE NORTHWESTERLY ON A 600.00 FOOT RADIUS CURVE TO THE LEFT, AN ARC LENGTH OF 946.01 FEET (LONG CHORD BEARS N44°49'53"W, 851.02 FEET); THENCE N90°00'00"W, 588.41 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH 84TH STREET; THENCE ON SAID EAST RIGHT-OF-WAY LINE FOR THE NEXT 5 COURSES, N00°36'04"E, 35.40 FEET; THENCE N65°46'58"W, 70.72 FEET; THENCE N01°01'18"E, 112.63 FEET; THENCE N17°43'04"E, 104.42 FEET; THENCE N01°01'18"E, 209.68 FEET TO THE NORTHWEST CORNER OF SAID LOT 35 IRREGULAR TRACT, ALSO BEING ON THE SOUTH LINE OF THE ABANDONED C.R.I. & P. RAILROAD; THENCE ON THE NORTH LINE OF SAID LOT 35 IRREGULAR TRACT, S89°55'56"E, 2,002.49 FEET; THENCE S22°05'45"E, 664.80 FEET; THENCE S55°07'09"E, 1,024.16 FEET; THENCE S57°16'01"E, 389.93 FEET; THENCE S34°26'05"E, 789.39 FEET TO THE EAST LINE OF SAID LOT 23 IRREGULAR TRACT; THENCE ON SAID EAST LINE, S00°25'36"W, 1,063.75 FEET TO THE POINT OF BEGINNING, CONTAINING 8,898,462.95 SQUARE FEET (158.37 ACRES) MORE OR LESS.



Lincoln, Nebraska

PRAIRIE VILLAGE NORTH ZONING EXHIBIT R3-B

Drawn By: BT
Dwg.: R-3_zon_opt_B
Date: 03/01/05
Job#: 03-100

SHEET
1 OF 1

SCALE: 1"=500'



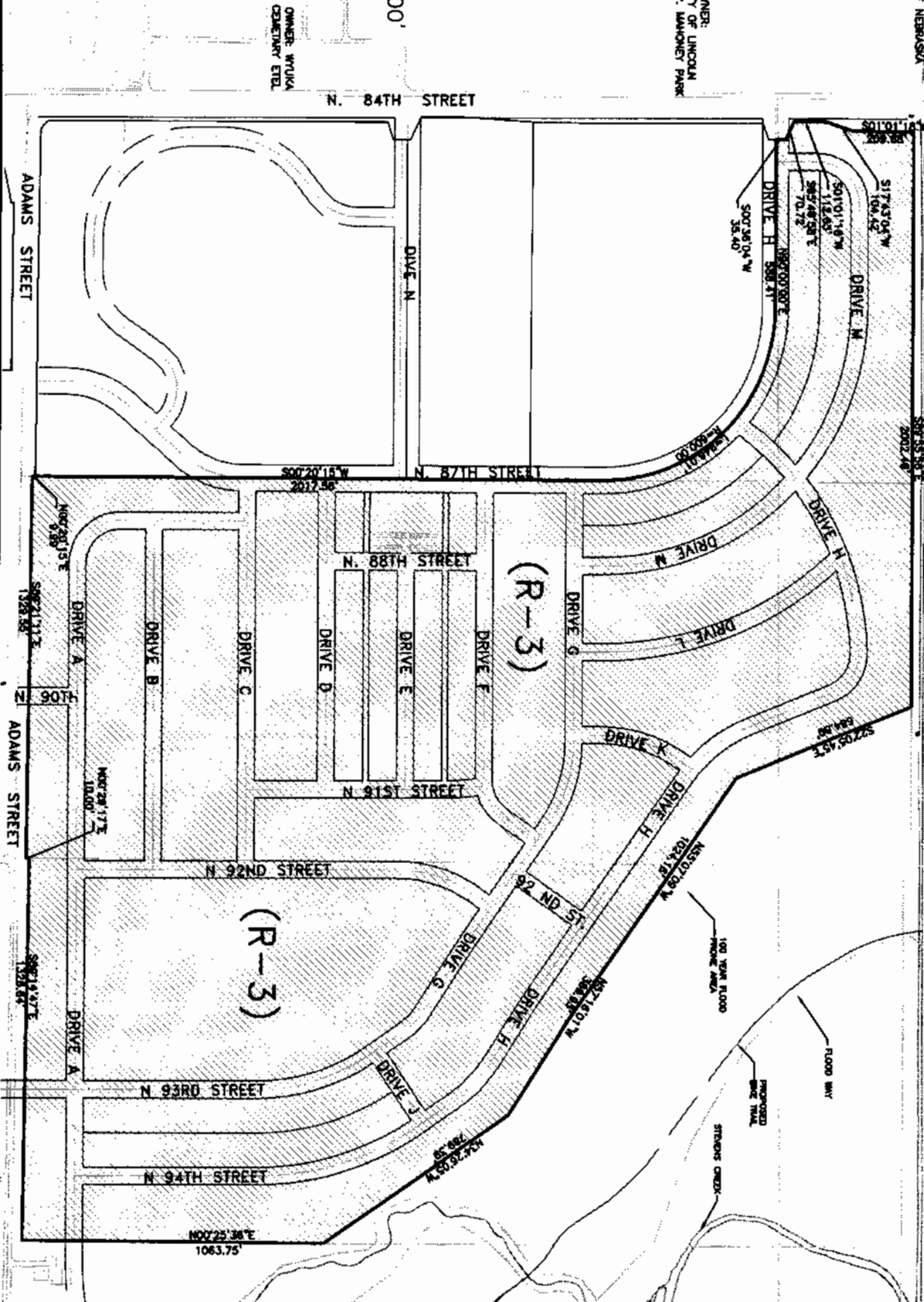
OWNER:
CITY OF LINCOLN
J.P. MAHONEY PARK

OWNER: BOARD OF
REGENTS, UNIV.
OF NEBRASKA

DAVID H. MURDOCK TRAIL

OWNER: LANCASTER COUNTY AG. SOCIETY

OWNER: LANCASTER COUNTY AG. SOCIETY





Engineering Design Consultants

2200 Fletcher Ave.
Suite 102
Lincoln, NE 68521
Ph 402-438-4014
Fx 402-438-4026

March 2, 2005

Rebecca Horner
Planning Department
City-County Building
555 South 10th Street
Lincoln, NE 68508

RE: Prairie Village North
Planned Unit Development
Request for Annexation
Comprehensive Plan Amendment
EDC Job #03-100-25A

Dear Mrs. Horner,

On behalf of Engineering Design Consultants client, Prairie Homes, we hereby submit the following applications per the subdivision review process:

1. Application for a Planned Unit Development
2. Request for Annexation

Prairie Village North is a proposed Planned Unit Development (PUD) that is about 275 acres generally located on the northeast corner of North 84th Street and Adams Street. Prairie Village North will propose a mix of commercial, apartments, town homes, and single family lots.

Prairie Village North will feature a Neighborhood Center that includes 700,000 to 800,000 square feet of department stores, retail stores, and office uses adjacent to a mix of residential housing that is split by a landscaped boulevard which will serve as the main access into the development. The Neighborhood Center will provide a pedestrian friendly retail and office center featuring a plaza providing a public meeting place as well as green space among uniform yet uniquely designed buildings.

The Prairie Village North PUD is a conceptual plan only as required by the Planned Unit Development Ordinance. Administrative Amendments will determine a more precise lot and street layout as well as defining the Neighborhood Commercial Center.

Two options are being presented to the City for Prairie Village North and only one option will be chosen to proceed to Planning Commission and City Council. The two options are based on the final location of the proposed Wal-Mart. Option 'A' will be chosen if Wal-Mart agrees to withdraw its Use Permit for the South side of Adams Street and relocate to the North side. Option 'B' will be chosen if Wal-Mart chooses to locate on the South side of Adams Street.

The Prairie Village North PUD includes the following information (Option A and Option B information will be noted when it is different than the general):

1. The existing zone is AG, the proposed zone is R-3, R-5, B-2, and O-3.

2. Proposed Land & Commercial/Office Use for Option A:

<u>Use</u>	<u>Allowable SF</u>	<u>Location</u>
a. Retail (Big Box 1)	225,000 SF	North of Adams Street
b. Retail (Big Box 2)	175,000 SF	North of Adams Street
c. Retail (Pad Sites)	100,000 SF*	North of Adams Street
d. Office	100,000 SF*	North of Adams Street
e. Office	200,000 SF**	South of Adams Street
f. Total	800,000 SF	

*100,000 square feet of commercial/office use on the North side of Adams Street contingent on the following conditions:

- A site plan including pedestrian oriented commercial uses with the center oriented to the neighborhood.
- Completion of at least 200 Multi-Family Units (PUD is to include a mix of residential uses and higher than typical overall density of 4 dwelling units per residential acre).
- Acceptable traffic impact based on traffic study.
- 50,000 square feet of the additional 100,000 square feet may only be used if located on the second floor or above a building.
- Inclusion of open space, such as a mini-park or plaza located within the commercial center or within one block of the multiple family units (open space must be open to the public, but may be either public or private owned).

**Up to 50,000 square feet of the allowable 200,000 square feet of building space on the South side of Adams Street may be used for retail if part of a two-story building in which at least 50% is for office use.

3. Proposed Land & Commercial/Office Use for Option B:

<u>Use</u>	<u>Allowable SF</u>	<u>Location</u>
a. Retail (Big Box 1)	225,000 SF	South of Adams Street
b. Retail (NC)	200,000 SF	North of Adams Street
c. Office	100,000 SF*	North of Adams Street
d. Total	525,000 SF*	

*Allowable office space may vary from 50,000 to 100,000 square feet Dependent on the following conditions:

- A site plan including pedestrian oriented commercial uses with the center oriented to the neighborhood.
- Completion of at least 200 Multi-Family Units (PUD is to include a mix of residential uses and higher than typical overall density of 4 dwelling units per residential acre).
- Acceptable traffic impact based on traffic study.
- 50,000 square feet of the additional 100,000 square feet may only be used if located on the second floor or above a building.
- Inclusion of open space, such as a mini-park or plaza located within the commercial center or within one block of the multiple family units (open space must be open to the public, but may be either public or private owned).

4. Usage Table (Option A)

a. Single Family	270
b. Attached Single Family	190
c. Townhouse	190
d. <u>Multi-Family</u>	<u>200</u>
e. Total Units	850

5. Lot Table (Option A)

a. Single Family	270
b. Attached Single Family	190
c. Townhouse	190
d. Multi-Family	1
e. B-2	1
f. <u>O-3</u>	<u>1</u>
g. Total Lots	653

6. PUD Calculations (Option A)

	<u>Zone</u>	<u>Total Acres</u>	<u>Multiplier</u>	<u>#of Units</u>
a.	R-3	143.83	6.96	1,001
b.	R-5	14.21	29.04	<u>412</u>
c.	Total Allowable Units			<u>1,413</u>
d.	Total Units Used			<u>850</u>
e.	Total Units Available for Use			563

7. Usage Table (Option B)

a. Single Family	270
b. Attached Single Family	190
c. Townhouse	190
d. <u>Multi-Family</u>	<u>440</u>
e. Total Units	1,090

8. Lot Table (Option B)

a. Single Family	270
b. Attached Single Family	190
c. Townhouse	190
d. Multi-Family	1
e. B-2	2
f. <u>O-3</u>	<u>1</u>
g. Total Lots	654

9. PUD Calculations (Option B)

	<u>Zone</u>	<u>Total Acres</u>	<u>Multiplier</u>	<u>#of Units</u>
a.	R-3	158.04	6.96	1,100
b.	R-5	22.65	29.04	<u>657</u>
c.	Total Allowable Units			<u>1,757</u>
d.	Total Units Used			<u>1,090</u>
e.	Total Units Available for Use			667

10. Direct vehicular access to North 84th Street is relinquished except where shown.

11. Direct vehicular access to Adams Street is relinquished except where shown.

12. Direct vehicular access to the public streets in front of the Townhouse Units will be relinquished except where shown.

13. Approximately 4 acres of land within the flood plain adjacent to the PUD will be reserved for a public Neighborhood Park. A 40' – 50' wide corridor will be preserved to connect the park space to the public right-of-way. Additional trail connections will be provided within the neighborhood to connect to the neighborhood park and additional pedestrian easements will need to be provided to meet block length requirements.

14. A pedestrian way network will be provided to provide connectivity within the entire development. The Neighborhood Commercial Center will be connected to the residential area and both the commercial center and residents will be connected to the Murdock Bike Trail and the Neighborhood Park.

15. Blanket utility easements are granted over the B-2 Lots, O-3 Lots, and Outlots.
16. Parking and street configurations shown within the commercial area is conceptual and subject to change. Final parking and traffic circulation will be provided with future Administrative Amendments.
17. The proposed Micro Park adjacent to the Neighborhood Commercial Center will be dedicated to the City as a charitable contribution. Mowing and snow removal of park areas will be the responsibility of the developer/future homeowners association. All other maintenance will be the responsibility of the City.
18. A 20' wide trail easement will be dedicated within the Steven Creek flood plain adjacent to this development. Alignment and location of the trail shall be mutually agreed to by the developer and the City of Lincoln Parks and Recreation Department, and will be determined at a future date.
19. The following waivers are requested for the Planned Unit Development:
 - a. Title 26 – Section 26.11.020 of the Subdivision Regulations, a waiver is requested to waive the requirement of a preliminary plat as a PUD does not require a preliminary plat with submittal to the City.
 - b. Title 26 – Section 26.15.020 of the Subdivision Regulations, a waiver is requested to waive the information on or accompanying a preliminary plat including: Grading, Paving Profiles, Storm Water Detention and Storm Sewer Calculations, Lot Layout, and Street Curve Data as this information will be clearly defined with Administrative Amendments.
 - c. Title 2 of the City of Lincoln Design Standards – Chapter 2.00, Section 3, Paragraph 3.6, a waiver is requested to allow sanitary sewer to flow opposite street grades as long as sewer depth does not exceed 15' and length of pipe run opposing street grade does not exceed 500'. The waiver is being requested to allow flexibility in utility design to eliminate the potential for multiple outfall connections to the future Stevens Creek Trunk Sewer. Granting of this waiver will allow minor design standard deviations, which are generally approved without question, to be reviewed and approved by Public Works staff without having to bring such issues before the City Council with future amendments.
20. The minimum zoning requirements for the R-3, B-2, and O-3 include the following:
 - R-3
 - a. Single Family
 1. 5,000 SF Lot Area
 2. 35' Lot Width

3. 15' Front Yard Setback
 4. 5' Side Yard Setback
 5. 20' Rear Yard Setback
 6. 35' Height
- b. Two-Family
1. 5,000 SF Per Family/Lot Area
 2. 40' Per Family/Lot Width
 3. 15' Front Yard Setback
 4. 5' 0' if party wall/Side Yard Setback
 5. 20' Rear Yard Setback
 6. 35' Height
- c. Townhouse
1. 2,500 SF Lot Area
 2. 25' Lot Width
 3. 10' Front Yard Setback*
 4. 5' 0' if party wall/Side Yard Setback
 5. 20' Rear Yard Setback
 6. 35' Height
 7. *Townhouse maximum front yard setback will be 10'

B-2

- a. Dwelling
1. 2,000 SF Dwelling/Per Unit
 2. 25' Front Yard Setback
 3. 10' Side Yard Setback*
 4. 25' Rear Yard Setback*
 5. 40' Height
 6. *Side and rear yards abutting a residential district shall be screened in conformance with the landscape design standards adopted by the City of Lincoln.
- b. Other Uses
1. 0 SF Lot Area
 2. 25' Front Yard Setback
 3. 0', 20' Side Yard Setback*
 4. 0', 25' Rear Yard Setback*
 5. 40' Height
 6. *Side and rear yards abutting a residential district shall be screened in conformance with the landscape design standards adopted by the City of Lincoln.

O-3

Single Family, Two-Family

- | | |
|-------------|--------------------|
| 1. 4,000 SF | Lot Area |
| 2. 50' | Frontage |
| 3. 10' | Front Yard Setback |
| 4. 15' | Side Yard Setback |
| 5. 20' | Rear Yard Setback |
| 6. 35' | Height |

Multiple Family

- | | |
|-------------|--------------------|
| 1. 1,500 SF | Per Unit |
| 2. 50' | Frontage |
| 3. 10' | Front Yard Setback |
| 4. 15' | Side Yard Setback |
| 5. 20' | Rear Yard Setback |
| 6. 35' | Height |

Townhouse

- | | |
|------------|--------------------|
| 1. 2,500SF | Per Unit |
| 2. 50' | Frontage |
| 3. 10' | Front Yard Setback |
| 4. 15' | Side Yard Setback |
| 5. 20' | Rear Yard Setback |
| 6. 35' | Height |

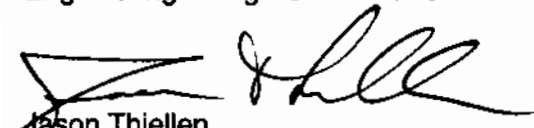
Other Permitted Uses

- | | |
|-------------|--------------------|
| 1. 4,000 SF | Lot Area |
| 2. 50' | Frontage |
| 3. 10' | Front Yard Setback |
| 4. 15' | Side Yard Setback |
| 5. 20' | Rear Yard Setback |
| 6. 35' | Height |

If you have any additional questions or concerns please contact me at 438-4014 or at jthiellen@edc-civil.com.

Sincerely,

Engineering Design Consultants


Jason Thiellen
Land Planner

Enclosed



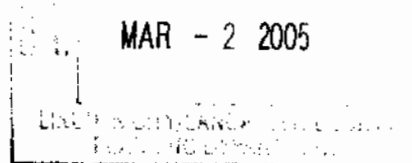
Engineering Design Consultants

March 4, 2005

2200 Fletcher Ave.
Suite 102
Lincoln, NE 68521
Ph 402-438-4014
Fx 402-438-4026

Rebecca Horner
Planning Department
City-County Building
555 South 10th Street
Lincoln, NE 68508

RE: Prairie Village North
Planned Unit Development Submittal
Annexation Request
EDC Job #03-100-025A



Dear Becky,

On behalf of Engineering Design Consultants client, Prairie Homes, and in conjunction with the Prairie Village North Planned Unit Development, annexation to the corporate limits of the City of Lincoln is hereby requested for the property described in the attached legal description and annexation exhibit.

If you have any additional questions or concerns please contact me at 438-4014 or at jthiellen@edc-civil.com.

Sincerely,

ENGINEERING DESIGN CONSULTANTS, L.L.C.

Jason M. Thiellen
Land Planner

PRELIMINARY

Prairie Village North - Recommended Street Improvements
Per Traffic Impact Study prepared by Olsson Associates

Street/Intersection	Base	Option A	Option B
70 th & Adams	150' Eastbound Right 150' Westbound Right	200' Eastbound Right 250' Westbound Right Widen 4+1, 70 th to 87 th	200' Eastbound Right 250' Westbound Right Widen 4+1, 70 th to 87 th
Adams Street 84 th & Havelock	Signalize 275' Eastbound Right 150' Westbound Left	Signalize 400' Northbound Left 350' Eastbound Right 150' Westbound Left	Signalize 400' Northbound Left 400' Eastbound Right 150' Westbound Left
84 th & North Site Drive		Signalize 200' Northbound Right 200' Southbound Left 200' Westbound Left	Signalize 200' Northbound Right 225' Southbound Left 200' Westbound Left
84 th & South Site Drive		Signalize 350' Northbound Right 200' Southbound Left 275' Westbound Dual Left	Signalize 325' Northbound Right 200' Southbound Left 250' Westbound Dual Left
84 th & Adams	200' Eastbound Left 150' Westbound Left	300' Northbound Right 300' Southbound Right 300' Eastbound Left 300' Westbound Left 200' Westbound Right	300' Northbound Right 300' Southbound Right 300' Eastbound Left 300' Westbound Left 200' Westbound Right
84 th & Windmill		Signalize 200' Northbound Right 200' Southbound Left 175' Westbound Left	Signalize 225' Northbound Right 225' Southbound Left 175' Westbound Dual Left 175' Westbound Right
84 th & Leighton		Signalize 150' Northbound Right 250' Southbound Right 150' Westbound Left	Signalize 150' Northbound Right 250' Southbound Right 150' Westbound Left

Prairie Village North - Recommended Street Improvements

Per Traffic Impact Study prepared by Olsson Associates

Signalize w/warrants 150' Northbound Right 200' Eastbound Left 200' Westbound Left	Signalize 150' Northbound Right 250' Northbound Left 200' Eastbound Left 200' Westbound Left	Signalize 150' Northbound Right 250' Northbound Left 200' Eastbound Left 200' Westbound Left
84 th & Lexington		
87 th & Adams		
90 th & Adams		
91 st & Adams		

PRELIMINARY

Memorandum

To:	Becky Horner, Planning Department
From:	Chad Blahak, Public Works and Utilities Dennis Bartels Public Works and Utilities
Subject:	Prairie Village North PUD
Date:	3/29/05
cc:	Randy Hoskins, Public Works and Utilities

Engineering Services has reviewed the submitted plans for the Prairie Village North PUD, located on the northeast corner of 84th and Adams Street. Specific detailed plans meeting preliminary plat submittal requirements will need to be submitted and administratively approved prior to the approval of any final plats in this PUD. These plans must be in accordance with all design standards unless waived by this generic PUD. Development services has the following general comments about this generic plan:

Sanitary Sewer - The following comments need to be addressed.

(1.1) Public Works approves the concept of a waiver of design standards for construction of sanitary sewer opposite street grades contingent on a more detailed review of specific locations identified in subsequent submittals.

(1.2) Although the general sanitary sewer concept shown is satisfactory for this submittal, specific aspects of the sanitary system will require revision and additional information in subsequent administrative amendment submittals. Some issues include but are not limited to the following comments.

(1.3) The existing 15" sanitary sewer that crosses this property serves a substantial area upstream of this plat. This plat proposes to relocate the existing sewer. A plan will need to be submitted, to the satisfaction of Public Works, detailing how the reconstruction will take place while maintaining service to all properties upstream.

(1.4) The proposed sanitary configuration in North 93rd Street will need to be revised to the satisfaction of Public Works. The parallel sewers shown and the proposed paving centered on the existing sewer will not be approved.

(1.5) The future Stevens Creek Trunk Sewer alignment and associated easements will need to be shown.

Water Main - The following comments need to be addressed.

(2.1) The 16" proposed water main in Adams Street from west of 84th Street will need to be in place or under construction prior to the approval of any final plat in this PUD.

Grading/Drainage - The following comments need to be addressed.

(3.1) Proposed detention areas need to be shown for all discharge points along all boundaries prior to the approval of this PUD. If the proposed detention areas shown on this submittal are latter found to be inadequate, the street layout may need to be revised.

(3.2) Detailed detention and drainage calculations, in accordance with the Drainage Criteria Manual, will be required with administrative amendments prior to the approval of any final plat of this PUD.

(3.3) The floodprone area, FEMA floodplain, and floodway for Steven's Creek and the associated tributary need to be more clearly identified and labeled on this PUD.

Streets/Paving - The following comments need to be addressed.

(4.1) The conceptual street layout is satisfactory for this submittal. Street grade profiles, cross-section details, dimensions, and other information required with preliminary plats will need to be submitted, to the satisfaction of Public Works, with subsequent administrative amendments prior to the approval of any final plats for this PUD.

(4.2) Developer negotiations are currently under way to determine specific details and responsibilities of required improvements for the arterial street system adjacent to this PUD. An annexation agreement will need to be created prior to this PUD going to City Council.

(4.3) All access to 84th Street and Adams Street shall be relinquished except at the public street locations generally shown on the plans.

(4.4) The Comprehensive Plan shows 84th Street as a future 6 lane divided Roadway with 140' of ROW and 150' of ROW near the Adams Street intersection. This ROW dedication, including consideration for offsetting Adams and 84th paving because of the proximity to the existing cemetery on the northwest corner shall be required.

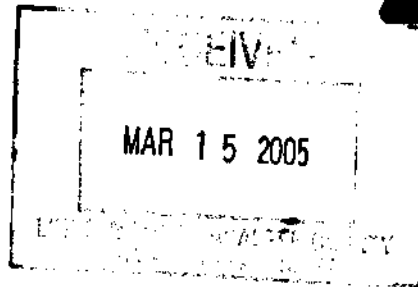
(4.5) A traffic study has been provided and is satisfactory. The traffic study shows paving and signal improvements necessary to handle the anticipated traffic. Negotiations are needed to determine the improvement funding and phasing in conjunction with the build-out of the proposed commercial zoning.

General - The information shown on the preliminary plat relating to the public water main system, public sanitary sewer system, and public storm sewer system has been reviewed to determine if the sizing and general method providing service is satisfactory. Design considerations including, but not limited to, location of water main bends around curves and cul-de-sacs, connection of fire hydrants to the public main, temporary fire hydrant location, location and number of sanitary sewer manholes, location and number of storm sewer inlets, location of storm sewer manholes and junction boxes, and the method of connection storm sewer inlets to the main system are not approved with this review. These and all other design considerations can only be approved at the time construction drawings are prepared and approved.

INTER-DEPARTMENT COMMUNICATION

-LES

DATE: March 14, 2005
TO: Becky Horner, City Planning
FROM: Sharon Theobald
Ext 7640
SUBJECT: DEDICATED EASEMENTS
DN# 33N-89E



AN#05005
CZ#05020

Attached is the PUD for Prairie Village North.

In reviewing the dedicated transmission line or other electrical easements shown on this plat, LES does not warrant, nor accept responsibility for the accuracy of any such dedicated easements.

ALLTEL, Time Warner Cable, and the Lincoln Electric System will not require any additional easements. However, please note the existing 35kV & 115kV Transmission Line easements. The existing structures should be located relative to proposed intersections and roadways so that conflicts may be minimized or resolved.

Please add, as a stipulation, the following:

Any construction or grade changes in LES transmission line easement corridors are subject to LES approval and must be in accordance with LES design and safety standards.

Landscaping material selections within easement corridors shall follow established guidelines to maintain minimum clearance from utility facilities.

Sharon Theobald

ST/ss
Attachment
c: Terry Wiebke
Easement File



Memo

To: Becky Horner, Planning Department

From: Mark Canney, Parks & Recreation

Date: March 16, 2005

Re: Prairie Village CZ05020

Staff members of the Lincoln Parks and Recreation Department have conducted a plan review of the above-referenced application/proposal and have the following comments:

1. Impact fees will be collected in lieu of dedicated land for a park location.
2. The developer and/or future homeowners association/business association will be responsible for the maintenance of all outlot areas.
3. The area named "Outlot Park" and all costs associated with the development of this site including ongoing maintenance shall be the responsibility of the developer and/or future homeowners association/business association.
4. Street Trees need to be assigned. Please contact the Forestry Department with the Parks Department for Street Tree Assignments.

If you have any additional questions, comments or concerns, please feel free to contact me at 441-8248. Thank you.

**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT
INTER-OFFICE COMMUNICATION**

TO: Becky Horner	DATE: March 22, 2005
DEPARTMENT: Planning	FROM: Chris Schroeder
ATTENTION:	DEPARTMENT: Health
CARBONS TO: EH File	SUBJECT: Prairie Village North
EH Administration	PUD CZ #05020 AN#05005

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed development with the following noted:

- The LLCHD advises that noise pollution can be an issue when locating commercial uses adjacent to residential zoning.
- Lincoln Municipal Code (LMC) 8.24 Noise Control Ordinance does address noise pollution by regulating source sound levels based upon the receiving land-use category or zoning. However, the LLCHD does have case history involving residential uses and abutting commercial uses in which the commercial source does comply with LMC 8.24, but the residential receptors still perceive the noise pollution as a nuisance. The LLCHD strongly advises the applicant to become familiar with LMC 8.24. The LLCHD advises against locating loading docks, trash compactors, etc. adjacent to residential zoning. Therefore, creative site design should be utilized to locate potential sources of noise pollution as far as possible from residential zoning.
- All wind and water erosion must be controlled during construction. The Lower Platte South Natural Resources District should be contacted for guidance in this matter.
- During the construction process, the land owner(s) will be responsible for controlling off-site dust emissions in accordance with Lincoln-Lancaster County Air Pollution Regulations and Standards Article 2 Section 32. Dust control measures shall include, but not limited to application of water to roads, driveways, parking lots on site, site frontage and any adjacent business or residential frontage. Planting and maintenance of ground cover will also be incorporated as necessary.

Richard J Furasek
03/14/2005 02:07 PM

To: Rebecca D Horner/Notes@Notes
cc:
Subject: Prairie Village North PUD

Our concern is that we keep annexing land and are not building fire stations to serve these areas of growth. Our response times are increasing, thus making it harder for us to provide the emergency service that our citizens have grown to expect.

Richard J. Furasek
Assistant Chief Operations
Lincoln Fire & Rescue
1801 Q Street
Lincoln Ne. 68508
Office 402-441-8354
Fax 402-441-8292



Dennis L Roth

03/14/2005 01:56 PM

To: Rebecca D Homer/Notes@Notes

cc:

Subject: re: Prairie Village North

PROJ NAME: Prairie Village North PUD
PROJ NMBR: CZ05020, AN05005
PROJ DATE: 03/09/2005
PLANNER: Becky Horner

Finding no similar/duplicate street names within our database, other than those which are obvious extensions of an existing street BUT several potential problems.

<u>PROPOSED</u>	<u>EXISTING</u>
Drive A thru Drive H	A St thru H St
Drive L	L St
Drive M	M St
Drive N	N St

Dennis "denny" Roth, ESD II/CAD Admin
Emergency Communications 9-1-1 Center

CROSS STs: N 84 St and Adams St

PUBLIC STs: Drive A, Drive B, Drive C, Drive D, Drive E, Drive F, Drive H, Drive L, Drive M
Drive N, N 87 St, N 88 St, N 91 St, N 93 St and N 94 St

PVT STs: none

COMMENTS: Believe City Ordinance requires street type as one of the components of the full street name. Similar request by another developer for the use of Drive and a letter was "denied" because of the extremely high risk to life and property as a result of confusing A and Drive

A.

RECOMMEND DENIAL AT THIS TIME.

message to Becky Horner

IMPORTANT

Return this report with two sets of corrected plans. The corrections noted below are required to be made to the plans prior to issuance of a permit. Please indicate under each item where the correction is made by plan sheet number or plan detail number.

A separate set of plans for review and final approval must be submitted by the licensed installing contractor/s if fire suppression systems, sprinklers, dry powder, fire alarm systems or underground tanks are installed.

Permit # **DRF05040**

Address

Job Description: Development Review - Fire

Location: PRAIRIE VILLAGE NORTH

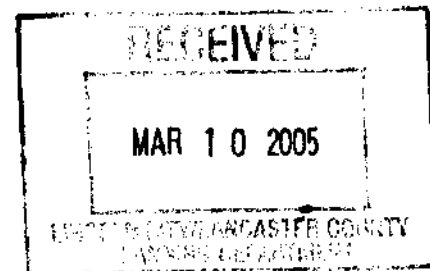
Special Permit:

Preliminary Plat:

Use Permit:

CUP/PUD:

Requested By **SELECT PLANNER**



Status of Review: Approved

03/10/2005 12:25:30 PM

Reviewer: FIRE PREVENTION/LIFE SAFETY CODE

BOB FIEDLER

Comments: OK for change of zoning

Current Codes in Use Relating to Construction Development in the City of Lincoln:

2000	International Building Code and Local Amendments
2000	International Residential Code and Local Amendments
1994	Nebraska Accessibility Guidelines (Patterned after and similar to ADA guidelines)
1989	Fair Housing Act As Amended Effective March 12, 1989
1979	Zoning Ordinance of the City of Lincoln as Amended including 1994 Parking Lot Lighting Standards
1992	Lincoln Plumbing Code (The Lincoln Plumbing Code contains basically the 1990 National Standard Plumbing Code and local community Amendments.)
1999	National Electrical Code and Local Amendments
1997	Uniform Mechanical Code and Local Amendments
1994	Lincoln Gas Code
2000	NFPA 101 Life Safety Code
2000	Local Amendments International Firecode
	Applicable NFPA National Fire Code Standards